174.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,100 / 854,100
					USE VALUE:	854,100 / 854,100
					ASSESSED:	854,100 / 854,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAVIN-FORTUNO JAMIE A
Owner 2:	BURTON HEATHER M
Owner 3:	
Street 1:	19 ARNOLD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FAIRCHILD SUSAN C -
Owner 2:	-
Street 1:	19 ARNOLD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,240 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1995 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9240.000	361,000	5,100	488,000	854,100
Total Card	0.212	361,000	5,100	488,000	854,100
Total Parcel	0.212	361,000	5,100	488,000	854,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.12 | /Parcel: 428.1

Legal Description

User Acct 116127

GIS Ref

GIS Ref

Insp Date 10/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,100	5100	9,240.	488,000	854,200	854,200	Year End Roll	12/18/2019
2019	101	FV	269,700	5100	9,240.	481,100	755,900	755,900	Year End Roll	1/3/2019
2018	101	FV	269,700	5100	9,240.	369,500	644,300	644,300	Year End Roll	12/20/2017
2017	101	FV	216,600	5100	9,240.	348,600	570,300	570,300	Year End Roll	1/3/2017
2016	101	FV	216,600	5100	9,240.	320,700	542,400	542,400	Year End	1/4/2016
2015	101	FV	211,100	5100	9,240.	299,800	516,000	516,000	Year End Roll	12/11/2014
2014	101	FV	211,100	5100	9,240.	276,100	492,300	492,300	Year End Roll	12/16/2013
2013	101	FV	211,100	5100	9,240.	276,100	492,300	492,300		12/13/2012

!13534!

PRINT

Date	Time
12/11/20	03:28:21

LAST REV

Date	Time
10/16/18	14:08:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13534

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAIRCHILD SUSAN	53071-392		6/25/2009		485,000	No	No		
	21612-246		12/1/1991		130,000	No	No		A

USER DEFINED

Prior Id # 1:	116127
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2016	1246	Addition	120,000	O				2 STRY ADD +PORCH
6/9/2015	640	Re-Roof	14,680		6/9/2015			Strip and re-roof.
5/16/1996	188	Manual	7,000	C				V/SIDING + TRIM
9/29/1995	568	Manual	2,500	C				REPAIR RAILS/POSTS

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	HS	Hanne S
11/20/2008	Measured	345	PATRIOT
11/1/2008	Meas/Inspect	197	PATRIOT
1/22/2000	Inspected	197	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9240		Sq. Ft.	Site		0	70.	0.75	6									488,043						488,000	

Total AC/HA: 0.21212 | Total SF/SM: 9240 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 488,043 | Spl Credit | Total: 488,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20762086
Const Adj.:	0.99000001
Adj $ / SQ:	149.443
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404742
Depreciation:	43712
Depreciated Total:	361030

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

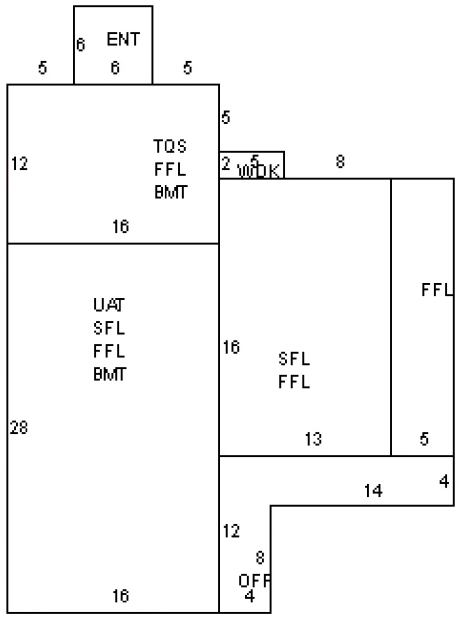
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.44
Special Features:	0	Val/Su Net:	129.62
Final Total:	361000	Val/Su SzAd	191.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,018	149.440	152,133
SFL	Second Floor	721	149.440	107,748
BMT	Basement	640	44.830	28,693
TQS	3/4 Story	144	149.440	21,520
UAT	Upper Attic	112	104.610	11,716
OFP	Open Porch	104	32.040	3,332
ENT	ENTRY	36	26.140	941
WDK	Deck	10	15.840	158
	Net Sketched Area:	2,785	Total:	
Size Ad	1883	Gross Are	9184	FinArea 1995

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc